



EQT Wholesale Mortgage Income Fund

31 December 2011

FACT SHEET

Investment objective	The aim is to outperform the RBA cash rate over a rolling 3 year period.		
Investments held	Mortgage loans against first mortgage security over selected improved commercial, industrial and residential real estate within Australia.		
Investment Manager	Equity Trustees Ltd		
APIR	ETL0122AU		
Commencement	1 October 2002		
Management costs¹	0.806% p.a.	Unit prices	\$1 fixed unit price
Min. Initial Investment	\$100,000	Fund size	\$111.68 million

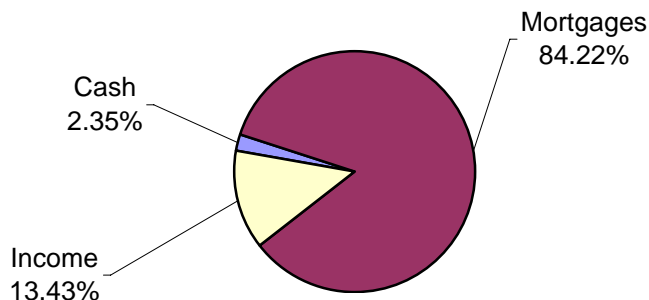
Annualised performance as at 31 December 2011 ²	1 mth % p.a.	3 mths % p.a.	6 mths % p.a.	1 yr % p.a.	3 yrs % p.a.	5 yrs % p.a.
Fund Net Return	6.28	6.35	6.38	6.36	6.28	6.39
Effective Rate	6.28	6.38	6.47	6.55	6.47	6.59
Average RBA Official Cash Rate	4.25	4.42	4.58	4.67	4.10	5.07
Total Net Return vs. the Index	2.03	1.93	1.80	1.69	2.19	1.32

Quarterly Returns	31 Mar 11	30 Jun 11	30 Sep 11	31 Dec 11
	6.36%	6.30%	6.41%	6.35%

Maturity duration as at 31 December 2011	Mortgage portfolio %
0 – 6 months	3.56
6 – 12 months	36.10
1 – 2 years	17.96
2 – 3 years	19.07
3 – 5 years	23.31
Total	100.00

Property sector as at 31 December 2011	Mortgage portfolio %
Commercial	33.72
Retail	50.55
Industrial	9.14
Residential	6.60
Specialised properties	0.00
Total	100.00

Asset and sector allocation as at 31 December 2011



1. Includes estimated GST payable, after taking into account reduced input tax credits (RITC).

2. Performance: Fund Net Return is the return after the deduction of ongoing fees and expenses. Effective rate assumes the reinvestment of income distributions quarterly, therefore returns reflect the compounding effect of reinvestment of income and that interest rates remain constant and no distribution or exit fees apply. For 1, 3 and 6 months, these figures have been annualised.

For more information visit our website www.eqt.com.au or telephone EQT Funds Management on 1300 555 378.

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